139.0	0006	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,174,600 / 1,174,600
					USE VALUE:	1,174,600 / 1,174,600
					ASSESSED:	1,174,600 / 1,174,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
122		JASON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WHITTEMORE JEFFREY P/ETAL
Owner 2:	CASSEL ROBIN E
Owner 3:	
Street 1:	122 JASON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,750 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Stucco Exterior and 2647 Square Feet, with 2 Units, 3 Baths, 1 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5750.000	631,700	9,600	533,300	1,174,600
Total Card	0.132	631,700	9,600	533,300	1,174,600
Total Parcel	0.132	631,700	9,600	533,300	1,174,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 443.75 | /Parcel: 443.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	89497
GIS Ref	
GIS Ref	
Insp Date	02/13/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 139.0-0006-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	631,800	9600	5,750.	533,300	1,174,700	1,174,700	Year End Roll	12/18/2019
2019	104	FV	466,100	9800	5,750.	562,900	1,038,800	1,038,800	Year End Roll	1/3/2019
2018	104	FV	466,100	9800	5,750.	414,800	890,700	890,700	Year End Roll	12/20/2017
2017	104	FV	438,800	9800	5,750.	397,000	845,600	845,600	Year End Roll	1/3/2017
2016	104	FV	438,800	9800	5,750.	367,400	816,000	816,000	Year End	1/4/2016
2015	104	FV	393,900	4700	5,750.	308,100	706,700	706,700	Year End Roll	12/11/2014
2014	104	FV	393,900	4700	5,750.	301,000	699,600	699,600	Year End Roll	12/16/2013
2013	104	FV	408,800	4700	5,750.	286,800	700,300	700,300		12/13/2012

!10770!

PRINT

Date	Time
12/11/20	01:02:46

LAST REV

Date	Time
11/15/17	09:20:06
danam	
10770	

USER DEFINED

Prior Id # 1:	89497
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MC ALLISTER JOH	26457-515		7/1/1996		248,900	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/26/2017	1425	Inter Fi	124,000	O				
6/15/2016	809	Re-Roof	10,500					
10/1/2015	1456	Porch	7,200					
6/11/2015	664	Det. Gar	41,540		6/11/2015			Rebuild existing g
8/1/2008	861	Redo Kit	60,000	C				
1/2/2001	14	Alterati	132,357	C		G3	GR FY03	ADD 3 DORMERS (2 B
5/3/1999	255	Re-Roof	7,000	C				REROOF/REPAIR PORC

ACTIVITY INFORMATION

Date	Result	By	Name
6/23/2015	Permit Insp	PC	PHIL C
2/13/2009	Measured	336	PATRIOT
8/3/2001	Permit Visit	PM	Peter M
12/16/1999	Inspected	264	PATRIOT
11/23/1999	Mailer Sent		
11/9/1999	Measured	264	PATRIOT
3/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5750		Sq. Ft.	Site		0	90.	1.03	10									533,253						533,300	

Total AC/HA: 0.13200 | Total SF/SM: 5750 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 533,253 | Spl Credit | Total: 533,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	2	Rating:	Very Good
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.04667544
Const Adj.:	0.98990101
Adj $ / SQ:	176.138
Other Features:	161500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	776073
Depreciation:	144350
Depreciated Total:	631723

COMMENTS

BMT FLOODS DURING HEAVY RAIN.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	5	Baths:	1	HB	

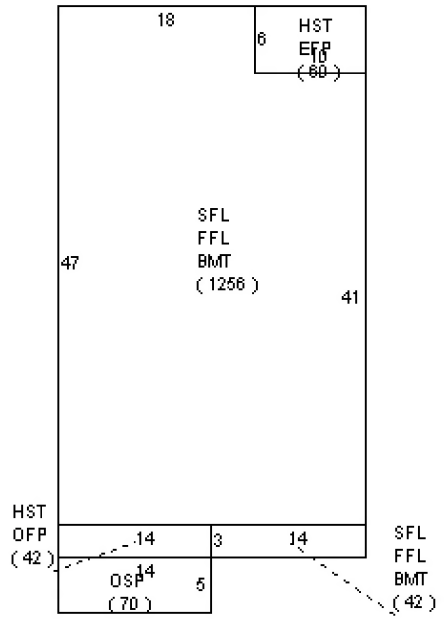
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	8	3	
Totals			
2	13	5	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,298	52.840	68,588
FFL	First Floor	1,298	176.140	228,627
SFL	Second Floor	1,298	176.140	228,627
OSP	Screen Porch	70	43.630	3,054
EFP	Enclos Porch	60	71.870	4,312
HST	Half Story	51	176.140	8,983
OFP	Open Porch	42	43.560	1,829
	Net Sketched Area:	4,117	Total:	544,020
Size Ad	2647	Gross Are	4168	FinArea 2647

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	193.75
Special Features:	0	Val/Su Net:	153.44
Final Total:	631700	Val/Su SzAd	238.65

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 139.0-0006-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	G	GD	2015	27.43	T	2.4	104			9,600			9,600

More:	N	Total Yard Items:	9,600	Total Special Featues:		Total:	9,600